

2016 Development Application Review Fee Schedule

Effective January 1, 2016

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES – DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Major Applications:					
Annexation	\$1,200 plus \$31 per acre for the first 100 acres; \$11 per acre thereafter plus actual newspaper publication cost ¹	\$2,449 plus \$35 per acre for the first 100 acres plus \$15 per acre thereafter	\$248	\$479	To be determined at time of application
2020 Land Use Map	\$452	\$123	\$0	\$0	\$575
Master Plans (New or Major Amendment)	\$631 plus \$12 per acre	\$1,052 plus \$5 per acre	\$248	\$479	To be determined at time of application
Minor Amendment to an approved Master Plan	\$719	\$269	\$248	\$0	\$1,236
Minor Adjustment to an approved Master Plan	\$176	\$71	\$0	\$0	\$247
Development Agreement	\$1,158	\$1,638	\$0	\$0	\$2,796
FBZ Zone Change and Regulating Plan	\$1,125 plus \$30 per acre	\$2,010 plus \$30 per acre	\$0	\$479	To be determined at time of application
Planned Unit Development [PUD] Zone Change	\$902 plus \$30 per acre	\$712 plus \$5 per acre	\$0	\$0	To be determined at time of application
Concept Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)	\$902 plus \$30 per acre	\$1,622 plus \$20 per acre	\$248	\$479	To be determined at time of application
Development Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)	\$902 plus \$30 per acre	\$1,736 plus \$21 per acre	\$248	\$479	To be determined at time of application

1: Cost of publication will be determined by the total cost of advertising the annexation as required per Colorado Statute.

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Major Applications:					
Mixed Use [MU] Zone Change	\$902 plus \$30 per acre	\$1,099 plus \$10 per acre	\$0	\$0	To be determined at time of application
Concept or Development Plan for Mixed Use [MU] Zone (New or Major Amendment)	\$902 plus \$30 per acre	\$1,179 plus \$10 per acre	\$248	\$479	To be determined at time of application
Establishment of an “A” (Agricultural) Zone	\$452 plus \$5 per acre	\$0	\$0	\$0	To be determined at time of application
Zone Change	\$721 plus \$11 per acre	\$687 plus \$2 per acre	\$0	\$0	To be determined at time of application
FBZ Development Plan	\$655	\$1,128	\$248	\$479	\$2,510
FBZ Interim Use / Development Plan	\$655	\$1,128	\$248	\$479	\$2,510
Concept or Development Plan – Commercial (New or Major Amendment)	\$844 plus \$30 per acre	\$1,128 plus \$23 per acre	\$248	\$479	To be determined at time of application
Concept or Development Plan – Commercial Hillside or Streamside (New or Major Amendment)	\$844 plus \$30 per acre plus 10%	\$1,169 plus \$23 per acre	\$248	\$479	To be determined at time of application
Concept or Development Plan – Residential (New or Major Amendment)	\$844 plus \$5 per lot or unit	\$1,023 plus \$4 per lot or unit	\$248	\$479	To be determined at time of application
Concept or Development Plan – Residential Hillside or Streamside (New or Major Amendment)	\$844 plus \$5 per lot or unit plus 10%	\$1,064 plus \$4 per lot or unit	\$248	\$479	To be determined at time of application

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Major Applications:					
Conditional Use or Use Variance (New or Major Amendment for construction of new building(s))	\$844 plus \$30 per acre	\$221	\$248	\$479	To be determined at time of application
Conditional Use or Use Variance (New or Major Amendment for conversion of an existing building without new construction)	\$658	\$221	\$248	\$479	\$1,606
FBZ Conditional Use	\$658	\$221	\$248	\$479	\$1,606
FBZ Minor Improvement Plan	\$200	\$0	\$0	\$111	\$311
Subdivision Plats Commercial, Planned Unit Development or Mixed Use Zones	\$510 plus \$25 per acre	\$475 plus \$3 per acre	\$0	\$479	To be determined at time of application
Subdivision Plats Residential	\$452 plus \$5 per lot or unit	\$479 plus \$1 per lot or unit	\$0	\$479	To be determined at time of application
Amendment to Plat Restriction	\$603	\$112	\$0	\$0	\$715
Subdivision Waiver from Procedural Requirements	\$729	\$0	\$0	\$0	\$729
Subdivision Waiver from Design Standards	\$729	\$762	\$0	\$479	\$1,970
Street or Plat Vacations	\$603	\$393	\$0	\$479	\$1,475
Street Name Change	\$603	\$23	\$0	\$0	\$626

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Landscape Plans					
Final Landscape Plan - Single-Family or Two Family Residential Project	\$500	\$0	\$0	\$0	\$500
Final Landscape Plan – Commercial, Multi-Family and Townhome Project	\$350 plus \$75 per acre, not to exceed \$1,500	\$0	\$0	\$0	To be determined at time of application
Irrigation Plan	\$312	\$0	\$0	\$0	\$312
Minor Amendment to an approved Final Landscape or Irrigation Plan	\$312	\$0	\$0	\$0	\$312
CMRS (Commercial Mobile Radio Systems)					
CMRS Conditional Use	\$1,445	\$71	\$0	\$479	\$1,995
CMRS Development Plan	\$631	\$373	\$0	\$479	\$1,483
CMRS Minor Amendment	\$392	\$71	\$0	\$0	\$463
Variances:					
Non-Use Variance Commercial	\$452 for <u>each</u> of the first two variances; \$206 for each variance thereafter	\$116	\$248	\$111	\$927 for the first variance; \$452 for the second variance and \$206 for each variance thereafter
Non-Use Variance Residential	\$221 for <u>each</u> of the first two variances; \$111 for each variance thereafter	\$116	\$248	\$111	\$696 for the first variance; \$221 for the second variance and \$111 for each variance thereafter
Variance Time Extension	\$221	\$0	\$0	\$0	\$221

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Minor Applications					
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$312	\$156	\$248	\$111	\$827
FBZ Warrant Application	\$450 per project	\$155	\$248	\$111	\$964
Administrative Relief	\$151 for each of the first two requests; \$70 for each request thereafter	\$0	\$0	\$0	\$151 for each of the first two requests; \$70 for each request thereafter
Minor Modification	\$125	\$0	\$0	\$0	\$125
Minor Subdivision Actions:					
Issuance of Building Permit prior to Platting	\$301	\$537	\$0	\$0	\$838
Issuance of Building Permit to Unplatted Land	\$301	\$152	\$0	\$0	\$453
Preservation Easement Adjustment	\$729	\$71	\$0	\$0	\$800
Property Boundary Adjustment	\$301	\$106	\$0	\$111	\$518
Waiver of Replat	\$301	\$106	\$0	\$0	\$407
Geologic Hazard Reports:					
Review of Geologic Hazard Report	\$300 plus any Colorado Geological Survey review cost over \$300	\$284	\$0	\$0	To be determined

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PLANNING & DEVELOPMENT FEE MODIFICATIONS / EXCEPTIONS:

1. Development application review fees will be waived for all public school projects.
2. Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.
3. Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Colorado Springs Utilities, Airport, etc.)
4. Planning & Development development application review fees, with the exception of Landscape applications and Geologic Hazard Reports, will be reduced by 10% for multiple concurrent applications submitted for the same site.
5. The Manager may modify development application fees for Planning & Development based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.
6. All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review; in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.

SUBDIVISION ENGINEERING REVIEW FEE NOTES:

1. Review fees will be waived for all public school projects.
2. Review fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the Housing Development Manager (i.e., if a project is certified as 50% affordable units, the fee will be reduced to 50%).
3. Review fees will be waived for non-enterprised City Departments/Agencies.
4. Review fees are not required on minor development plan amendments or other minor land items if the application is not referred to City Engineering by Planning & Development.
5. The City Engineer through the Subdivision Development Review Manager may modify the review fee on items for which Land Use Review has modified their review fee(s) if such modifications are justified by unique circumstances and a request is made in writing to the Subdivision Development Review Manager.
6. Fees for Annexations submitted concurrent with and in conjunction with an Annexation request may pay 50% of the fee at the time of application and the remaining 50% of the fee prior to recordation of the Annexation plat.
7. The City Engineer through the Subdivision Development Review Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application fee for Annexations in excess of 5,000 acres for which Planning & Development has modified their application fee.

TYPE OF APPLICATION	APPLICATION REVIEW FEE
Appeals:	
Appeal of an Administrative Decision to Planning Commission	\$176
Appeal of a Planning Commission Decision to City Council	\$176
Administrative Permits:	
Home Day Care Permit	\$30
Home Occupation Permit	\$60
Human Service Establishment Administrative Permit (if no Development Plan or Conditional Use has been submitted)	\$236

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Administrative Permits, continued:	
Sexually Oriented Business Permit	\$467
Temporary Use Permit	\$106 plus \$23 per month
Temporary Use Permit for Donation, Recycle or Similar Mobile Unit	\$5 per month or \$60 per year
Administrative Certifications and Letters:	
Certification of Zoning Compliance for Colorado State Licensure	\$65
Compliance Letter and Inspection	\$301
Non-Conforming Use or Re-Build Letter	\$176
Zoning Verification Letter	\$95
Miscellaneous Fees:	
Information Technology Fee	\$25 for each project that contains at least one (1) major development application
Copies of Documents - (8½" x 11", 8½" x 14" or 11" x 17")	\$.25 per page
Copies of Documents - (over 11" x 17")	\$ 3.00 per page
Copies of Documents (over 11" x 17")	\$ 1.00 per page by an external Reprographic Company
CD Copy of a Planning Commission Meeting	\$ 5.00 per 90 minute CD
Planning research request with a written response	\$ 50.00 per hour
Postage Fee	\$.60 per postcard
Recording fee for Minor Subdivision Action	\$ 11.00 per one page; \$ 16.00 for two pages